BOOK 10264 PG 97

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dwight D. Polk Wanda D. Polk 5511 Winn Avenue Nashville, TN 37209	Saxon Mortgage, Inc. 4880 Cox Road Glen Allen, VA 23060	Map 091-10-0 Parcel 190.00
This instrument prepared by: Robert J. Notestine III, Attorney 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Bruce Hardin, married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Dwight D. Polk and wife, Wanda D. Polk (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Urbandale Section I, as of record in Book 1835, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet each on the southerly side of Winn Avenue and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Bruce Hardin, married by Warranty Deed from Wilson Enterprises, Inc., a Tennessee corporation of record in Book 10155, Page 445, Register's Office for Davidson County, Tennessee.

Shannon Hardin, spouse of Bruce Hardin, joins in this conveyance to convey any rights she may have in subject real property, specifically any marital rights.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5511 Winn Avenue, Nashville, Tennessee 37209.

0248063
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:28
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $66,500.00.
[
[Affiant
[Subscribed and sworn to before me this
[13th day of November, 1996
[
[Notary Public
[My Commission Expires 3-6-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of November, 1996.

Bruce Hardin

Shannon Hardin

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

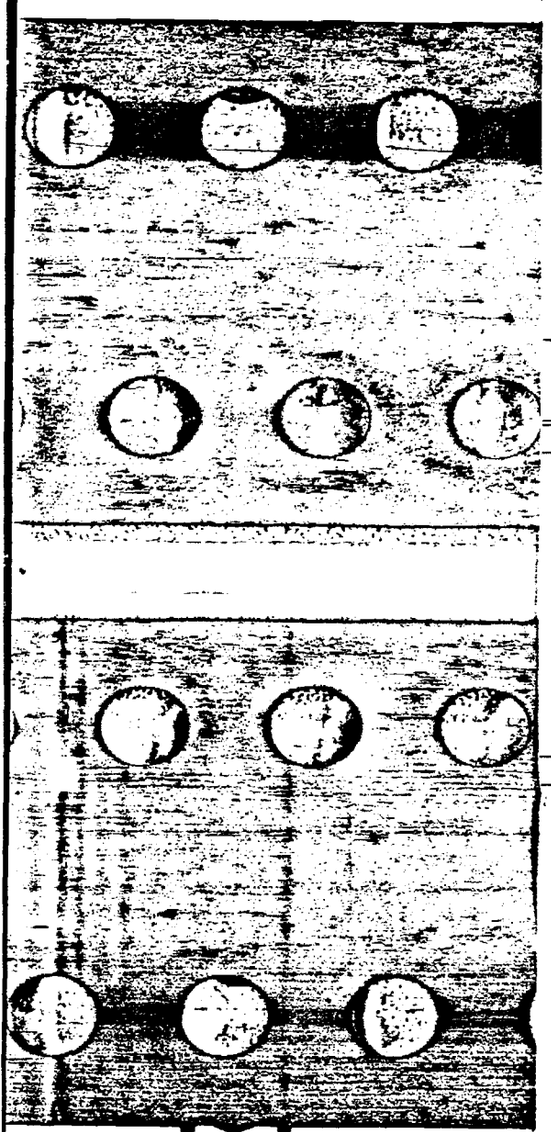
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Hardin and wife, Shannon Hardin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 3-6-99

96 1179 0101 03CHECK 255.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10264 PG 99

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 66500.00
				CON TX 246.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 255.05
				CHECK 255.05
11/19/96	01			15:30 0001 7081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248063
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089799